



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **53 Bishop Alcock Road, Hull, East Yorkshire HU5 4RL Offers over £295,000**

**OUTSTANDING FOUR BED DETACHED - FINISHED TO AN INCREDIBLE STANDARD - EXTRAS AVAILABLE FOR NEGOTIATION**

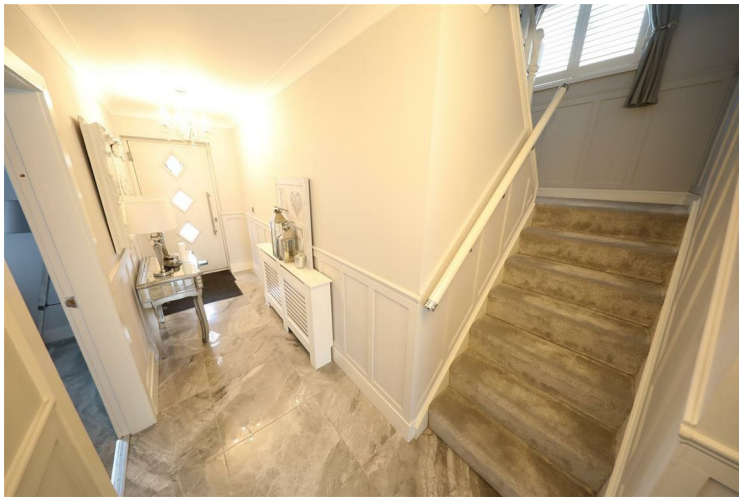
Welcome to Bishop Alcock Road, Hull, where you'll find this stunning four-bedroom detached property. Situated close to a variety of amenities, including shops, supermarkets, cafes, bars, and restaurants, as well as schools and transport links, this home offers convenience and easy access to everything you need. Inside, the property is truly sublime, finished to an exceptional high standard. The ground floor boasts a welcoming lounge, providing a comfortable space for relaxation. The dining room adds a touch of elegance and is perfect for formal gatherings. The highlight of the home is the incredible open-plan kitchen diner, designed for modern living and entertaining. A convenient WC completes the ground floor layout. Moving upstairs, you'll discover four generously sized bedrooms, offering ample space for residents and guests. The main bedroom benefits from an ensuite shower room, providing a luxurious and private retreat. Additionally, there is a family shower room for added convenience and functionality. Outside, the property boasts parking space for multiple cars, ensuring ease and convenience for parking. The integral garage provides additional storage space or sheltered parking. The rear garden is a wonderful oasis, featuring a mixture of artificial grass and decking, creating a delightful outdoor area for relaxation and outdoor activities. In summary, this four-bedroom detached property on Bishop Alcock Road presents an exceptional opportunity for luxurious living. Its proximity to amenities, shops, supermarkets, cafes, bars, restaurants, schools, and transport links makes it an ideal choice for families or professionals seeking a well-connected and stylish home. Don't miss out on the chance to make this stunning property your own and enjoy its premium finishes, ample parking, and attractive outdoor space.

**DO NOT DELAY, BOOK YOUR VIEWING TODAY!!**



## GROUND FLOOR

### HALLWAY



### LIVING ROOM

11'07 x 10'05 max (3.53m x 3.18m max)

A brilliant family room with lots of natural light.



### DINING ROOM

10'06 x 9'00 max (3.20m x 2.74m max)

Another wonderful family room.



### KITCHEN/DINER

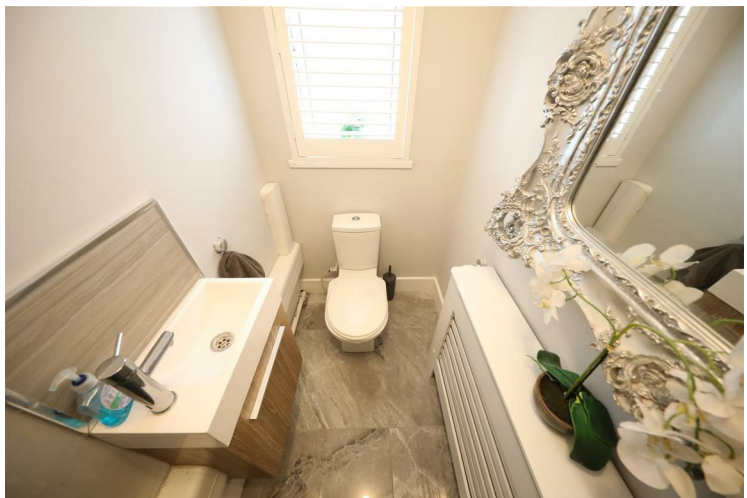
23'08 x 22'02 max (7.21m x 6.76m max)

With a range of eye level and base level units and complimenting work surfaces, space for a fridge freezer, an integrated oven with an integrated hob and an overhead extractor fan, a sink and drainer unit, an integrated washing machine, integrated tumble dryer, under floor heating and a log burner.



### WC

With a low level WC and a hand basin.

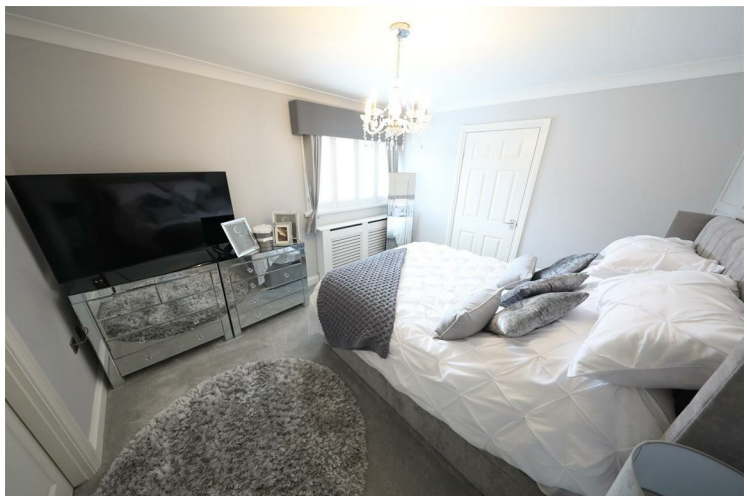


## FIRST FLOOR

### BEDROOM 1

11'07 x 10'05 max (3.53m x 3.18m max)

A wonderful main bedroom with plenty of space for storage.



### ENSUITE

With a low level WC, a hand basin and a walk in shower.





### BEDROOM 2

10'07 x 9'07 max (3.23m x 2.92m max)

Another wonderful bedroom.



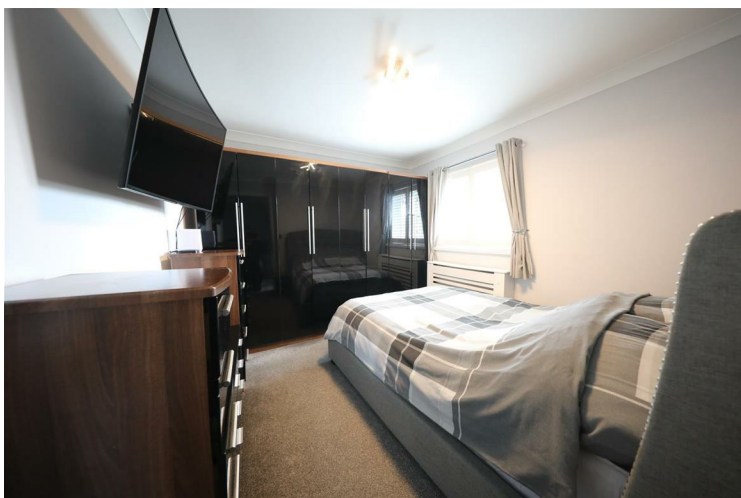
### LANDING

#### SHOWER ROOM

With a low level WC, a hand basin and a walk in shower.

#### OUTSIDE

The property benefits from off street parking to the front, an integral garage and a lovely maintenance free rear garden that is a mixture of decking, artificial grass and with lovely seating areas.



### BEDROOM 3

13'02 x 8'03 max (4.01m x 2.51m max)



#### CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

#### DOUBLE GLAZING

The property has the benefit of double glazing.

#### TENURE

Symonds + Greenham have been informed that this property is Freehold.

#### COUNCIL TAX

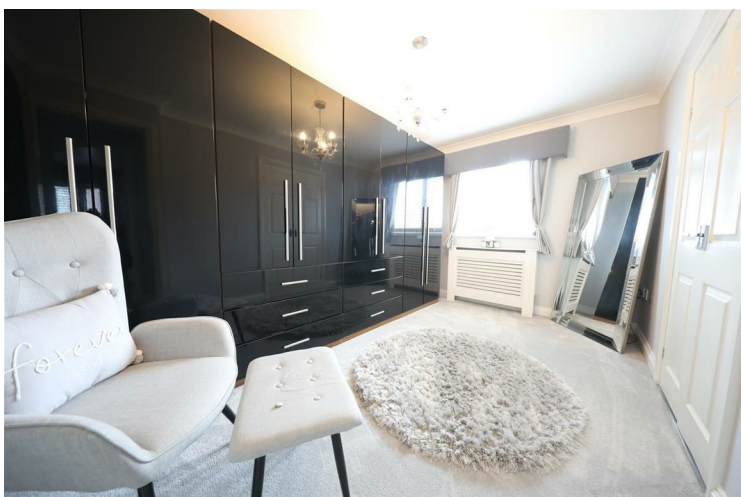
Symonds + Greenham have been informed that this property is in Council Tax Band D.

#### VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

#### DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

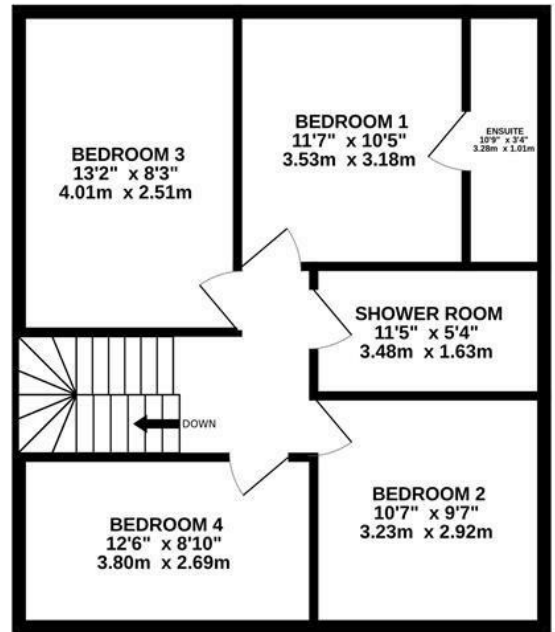
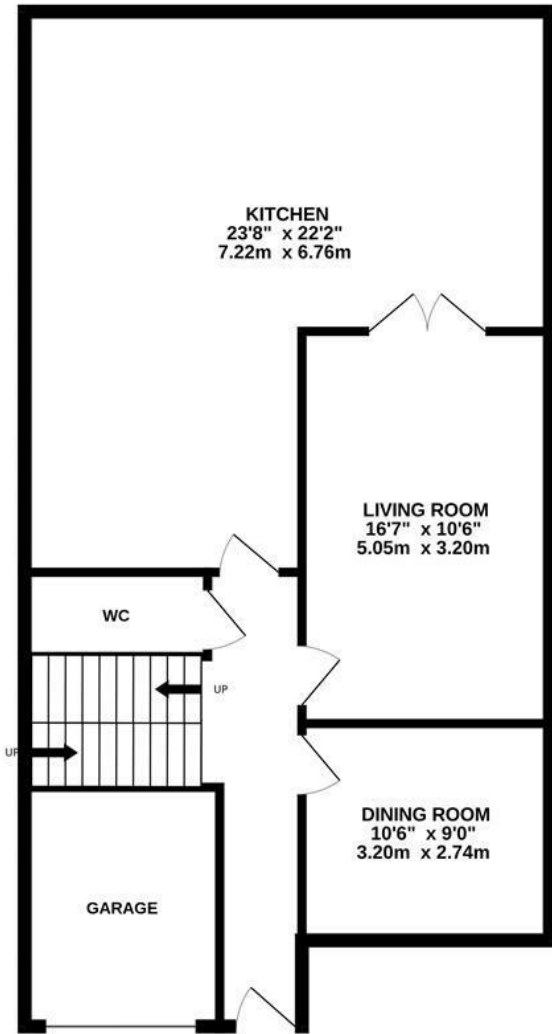


### BEDROOM 4

12'02 x 8'10 max (3.71m x 2.69m max)

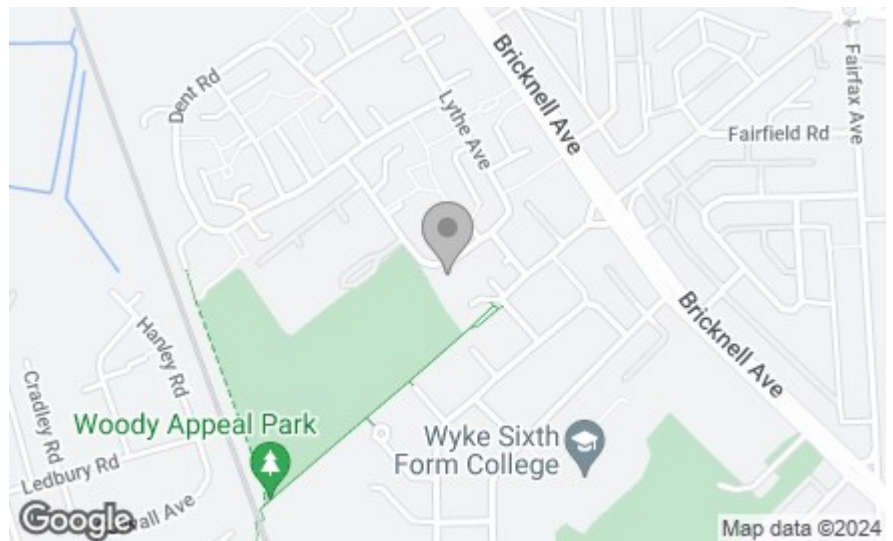
GROUND FLOOR  
915 sq.ft. (85.0 sq.m.) approx.

1ST FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 1494 sq.ft. (138.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC